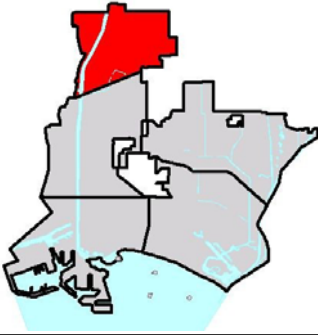


**APR  
2006**

# North Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building  
Community and Environmental Planning Division

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Scott Mangum, North Long Beach Community Planner, at (562) 570-6435 or via email at [Scott.Mangum@longbeach.gov](mailto:Scott.Mangum@longbeach.gov) if you have questions about this bulletin.

This bulletin is also available on the internet at:  
[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)  
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## NEW APPLICATIONS

### **1. Conditional Use Permit for new cellular Monopole at 1900 South St. (Case 0603-72) LH (see Attachment 12)**

A 45' high cellular monopole, designed as a freestanding "steeple" supported by three poles with a sign shielding the antennas, is proposed in the parking lot of the Glad Tidings Church. The equipment cabinets are proposed on the ground adjacent to the pole enclosed by a 7' high block wall. A Conditional Use Permit is required for cellular monopoles in all Commercial zones. The Conditional Use Permit request would be heard at a public hearing before the Planning Commission. The application is currently **incomplete**.

### **2. Staff Site Plan Review Cellular Antenna addition to 5398 Linden Ave. (Case 0603-04) LH (see Attachment 14)**

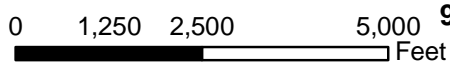
The applicant proposes to attach antennas to the St. Athanasious Church bell tower approximately 58' from the ground. The antennas would be screened with a simulated brick finish to match the existing 90' tower with screened equipment cabinets located atop the existing balcony roof on the South side of the building. The site is located in the I (Institutional) zone. Attached/roof mounted cellular and personal communication services are permitted by right in the Institutional zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review. A similar proposal for this location was approved in 2002 but not constructed and another was proposed in 2004 and later withdrawn.

### **3. Lot Merger at 2495 E. 68<sup>th</sup> Street (Case 0602-12) MH (see Attachment 15)**

The property owner of the Bel-Art Waste Transfer Station has applied to merge the two adjacent lots, which are under common ownership. The merger would facilitate the vacation of the Western portion of 68<sup>th</sup> Street that terminates at the Union-Pacific Railroad Tracks. Both the lot merger and street vacation were conditions of approval from a 1998 Conditional Use Permit.

The Zoning Administrator **Public Hearing** is scheduled for **April 10, 2006**, at 2:00 P.M. in Planning and Building 7<sup>th</sup> Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Carolyn Bihn,

# North Long Beach - Site Location Map



- 1.** 1900 South St. – CUP for new Monopole (PC)
- 2.** 5398 Linden Ave. – SSPR for Cellular Antenna Addition
- 3.** 2495 E. 68<sup>th</sup> St. – Lot Merger (4/10 ZA)
- 4.** 5350 Long Beach Blvd. – CUP for Church (PC)
- 5.** 85 W. Del Amo Blvd. – CUP for Day Care Center (PC)
- 6.** 2139 E. Artesia Blvd. – SSW for Roof Sign
- 7.** 5115 Atlantic Ave. – CUP for a 45' Mono-Palm (4/6 PC)
- 8.** 5948 Atlantic Ave. – SSPR for retail office building
- 9.** 5290 Long Beach Blvd. – CUP for a 45' Mono-Palm (4/6 PC)

**PENDING CASES PREVIOUSLY REPORTED ON**

**4. Conditional Use Permit for a Church at 5350 Long Beach Blvd. (Case 0601-37) SV (see Attachment 3)**

The approximately 57' x 119' lot is zoned CCA (Commercial Community Automobile-Oriented). The structure was originally constructed as a retail store, and occupied by Jones Department Store. Churches are permitted in the CCA zone with a Conditional Use Permit. The Shield of Faith Church, which currently conducts services at this location, was cited by code enforcement for operating without a CUP. The Church uses a 14-space parking lot located across the alley behind the Church. The Planning Commission will hear the CUP request at a date uncertain. The Church has notified staff that they are looking for new location and have identified a site that is for sale.

**5. Conditional Use Permit for a Day Care Center at 85 W. Del Amo Blvd. (Case 0602-06) SV (see Attachment 7)**

A Child Day Care Center is proposed at an existing 1,704 SF single family structure at 85 W. Del Amo Boulevard. The 5,150 SF lot is zoned R-1-N. A Conditional Use Permit is required for Day Care Centers with more than 15 persons in the R-1-N zone. Child Care facilities must also be licensed by the State of California Department of Social Services. The Planning Commission will hear the CUP request at a date uncertain.

Planning Staff has requested a Special Inspection to identify potential code issues in changing the occupancy of the building from a residential to a commercial use and has also requested information about the number of children intended to be cared for.

**6. Sign Standards Waiver at 2139 E. Artesia Blvd. (Case 0602-07) JU (see Attachment 8)**

The applicant has requested sign standards waiver to allow a new 16 SF roof sign at the Animal Hospital located at 2139 E. Artesia Boulevard. Roof signs are not allowed by code, but may be approved through a Sign Standards Waiver. The request will be reviewed by the Staff Site Plan Review Committee.

**7. Conditional Use Permit for new cellular Mono-Palm at 5115 Atlantic Ave. (Case 0512-25) LH (see Attachment 5)**

A 45' high cellular monopole, designed as a palm tree, is proposed behind a commercial building at 5115 Atlantic Avenue. The equipment cabinets are proposed within the existing building. A Conditional Use Permit is required for cellular monopoles in all Commercial zones. Planning Staff has asked for an analysis of alternative sites that would meet the location requirements, but would not require a monopole. At the March 2nd Planning Commission hearing the Commission asked the applicant to further explore alternate locations including the YMCA at the NW corner of Atlantic Avenue and Del Amo Boulevard, and the Unions Pacific Railroad tracks.

The **continued** Planning Commission **Public Hearing** is scheduled for **April 6, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**8. Staff Site Plan Review for new two-story retail/office building at 5948 Atlantic Ave. (Case 0506-29) LF (see Attachment 6)**

A new 1,257 SF two-story retail/office building with 5 parking spaces is proposed on the 40' x 115' vacant lot. The revised design is more consistent with the North Long Beach Design Guidelines than the original submittal. However, as proposed the design would require standards variances for an open carport on the north property line, instead of a 3' 0" side yard setback, a two-way driveway less than 20' wide, and a reduced number of parking spaces. Staff would not support the variance requests. The most recent submittal is **incomplete** as it lacks all four colored elevations and a material board.

As background, in July 2005 the Site Plan Review Committee reviewed and determined that the project required significant redesign to comply with the North Long Beach Design Guidelines. Specifically, the design should reflect that of a storefront building, where the submitted design had a residential look.

**9. Conditional Use Permit for new cellular Mono-Palm at 5290 Long Beach Blvd. (Case 0512-01) LH (see Attachment 2)**

A 45' high cellular monopole designed as a date palm tree is proposed behind the Optical Optometry building at 5290 Long Beach Boulevard. Additionally, equipment cabinets screened by a 6' block wall at ground level are proposed. A Conditional Use Permit is required for cellular monopoles in all Commercial zones. Staff asked the applicant to explore other locations in the area for an attached/roof mounted cellular site. At the March 2 Planning Commission hearing the Commission asked the applicant to further explore

The **continued** Planning Commission **Public Hearing** is scheduled for **April 6, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**10. Conceptual Staff Site Plan Review for new coin-operated car wash at 6769 Long Beach Blvd. (Case 0511-29) SV (see Attachment 1)**

A coin-operated car wash with six self-wash bays, eight vacuum machines, a 405 SF second story office, and eleven parking spaces is proposed at 6769 Long Beach Boulevard (Northwest corner of 67<sup>th</sup> Way and Long Beach Boulevard). The proposed development would take access from 67<sup>th</sup> Way and two adjacent alleys. The five lots, totaling 15,044 SF, are zoned CCA (Commercial Community Automobile-Oriented.) A Conditional Use Permit is required for a Car Wash in the CCA zone. Conceptual Site Plan Review is a preliminary review of the development proposal among City staff to point out public policies and code issues, which may affect the development; and to suggest alternatives. Following Conceptual Site Plan Review, the applicant may apply for the necessary entitlements at which time a Planning Commission Public Hearing date would be scheduled.

At Conceptual Site Plan Review it was determined that a Site Plan Review application would require a Conditional Use Permit, a Mitigated Negative Declaration (environmental review), and a standards variance for less than required setback from the Northern property line. As submitted staff would recommend denial based on concerns about the proximity of the use to single-family residential, noise, hours of operation, and light/glare.

**11. Standards Variances to legalize horse stalls at 7105 Atlantic Place (Case 0509-29) JM (see Attachment 4)**

The property, zoned R-2-N, is located within a Horse Overlay District. The Horse Overlay District establishes regulations, safeguards, and controls for keeping and maintaining horses. A property within the Horse Overlay District and R-2-N zone may keep one horse for every 2,500 SF of lot area. The applicant requests to legalize 18 horse stalls, where a maximum of 8 horses/horse stalls are allowed by code. The applicant is also seeking standards variances for setbacks from rear and side property lines (0' setback is proposed where 10' is required) and minimum distances between horse stalls and other structures. The property owner has been sited by code enforcement. The Standards Variance requests will be heard at a future Zoning Administrator Hearing once applicable fees have been paid.

**12. Administrative Use Permit to convert commercial building to residential at 306 E. Home St./5052 Locust St. (Case 0506-28) JM (see Attachment 9)**

The 75' x 90' (6,750 SF) lot is zoned R1-N (Single Family Residential) and contains two primary structures, a single-family dwelling and vacant commercial structure built in 1928. The applicant has applied for an Administrative Use Permit to change the use of the commercial structure at the corner to a second residential unit. The existing two-car garage serves the existing house. The applicant has proposed to provide one or two additional open parking spaces on site to serve the proposed residential unit. Standards Variances will not be required for the existing structures. A firm Planning Commission date will be set once complete plans are submitted.

**13. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67th St. (Case 9805-11, 9805-18) DB (see Attachment 13)**

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed. Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel fueling station at the Western edge of the site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.

A firm Planning Commission date will be set once off-site improvements are met to the satisfaction of the Public Works Department.

#### **14. Conditional Use Permit and Standards Variances for a Church at 6160 Atlantic Ave. (Case 0412-27) SV (see Attachment 10)**

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by code enforcement for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require an Administrative Use Permit for shared-use parking, and a Standards Variance because the off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted.

The Planning Commission **Public Hearing** is scheduled for **April 20, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

#### **15. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.**

Bel-Art Waste Transfer Station, located at 2501 E. 68<sup>th</sup> Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. According to a March 6, 2005 letter from LA County, senior management staff may decide whether to certify the Mitigated Negative Declaration. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19, 2004 meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at McKinley Elementary School. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second

hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of December 14, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

### **ANNOUNCEMENTS**

#### **16. Compton Community College Mitigated Negative Declaration for new Performing Arts Complex (see Attachment 11)**

Compton Community College has prepared an environmental review document to consider potential environmental impacts for a proposed performing arts complex. The proposed 55,600 SF performing arts complex would include a 433-seat theater, a 99-seat experimental theater and support spaces and classrooms. The complex would also include the construction of a new campus entry (West of the existing entry on Artesia Blvd.), new roadways, an outdoor gathering space and garden, campus wide utility improvements, and an additional 230 to 280 parking spaces. The City of Long Beach has submitted comments and met with Compton College staff regarding the Mitigated Negative Declaration. Compton College has indicated that they will include additional mitigation measure to control concerns over noise, lighting, and parking.

The Board of Trustees is tentatively scheduled to consider the certification of the Mitigated Negative Declaration at 6pm on **Tuesday April 18<sup>th</sup>** in the boardroom of the Compton Community College Administration Building at 1111 E. Artesia Blvd (in Compton).

#### **17. Redevelopment Agency Board Town Hall Meeting, May 1<sup>st</sup> at Houghton Park**

The Long Beach Redevelopment Agency Board will hold a public outreach meeting on Monday, May 1 at 6:30 p.m. at Houghton Park. This is an opportunity to find out what the Redevelopment Agency has planned for North Long Beach and to express your ideas and opinions regarding those plans.

#### **18. NLB Parks Construction Update**

Grace Park, located on both the Northeast and Northwest corners of Plymouth Avenue and Elm Street, is on schedule and is expected to be completed by the end of April. The contractor will be installing the landscaping (turf, shrubs and ground cover over the next couple of weeks). Once the landscaping is completed, the contractor begins a 60-day maintenance and establishment period. The play equipment has been shipped from the factory and is expected to arrive by the end of January. The community garden at the Northwest corner of Plymouth and Elm is nearing completion. If a resident is interested in a community garden plot, please contact Anna Mendiola, Parks, Recreation and Marine at (562) 570-3165. The Grand Opening for Grace Park is scheduled for **Saturday May 20<sup>th</sup> at 11:00 a.m.**

Ed "Pops" Davenport Park, located just East of Paramount Boulevard at the terminus of 55<sup>th</sup> Way, is expected to be completed in April, with a 60-day maintenance and establishment period following. Installation of electrical underground for site lighting, irrigation main line and

control wiring, and 3 new fire hydrants are complete. The parking area curbs and gutters, the restroom walls, and the basketball court have been constructed.

## **19. Veterans Day Parade Committee Volunteer Opportunity**

The 10<sup>th</sup> Annual Long Beach Veterans Day Parade is scheduled for Saturday, November 11 at 10:00 a.m. The Parade Committee is looking for volunteers to help plan this year's event. Interested individuals should call 562-422-6669.

## **20. General Plan Update (GPU) – PHASE II BEGINS**

The City of Long Beach began a project a year and a half ago to update the General Plan. The General Plan provides the roadmap for the City's growth and development over the next 20 to 25 years. A General Plan reflects the community's vision through goals and policies that are implemented through strategic plans, land use plans, design guidelines, and zoning regulations.

The General Plan helps shape how the City will change over time. How will neighborhoods change, will there be new shopping areas, should there be mixed use development along major streets, what type of jobs and businesses will exist, what will future buildings look like, how will people move around throughout the City, what kind of streets, sidewalks and landscaping will there be, and most important, how will Long Beach continue to be a great place to live, work and play.

The first phase of the General Plan update is complete. Community Cluster Advisory Teams, made up of individuals from five Community Planning Areas came together to provide input and identify issues. Not surprisingly, these geographic groups identified many of the same issues and concerns.

Phase II of the General Plan update will kick-off in March 2006. During this process it will be important for the community to develop a shared vision for the future in Long Beach. There will be a creative and comprehensive public outreach program to shape the vision. If you have ideas about the various ways we can reach the widest possible audience, please tell us. We are interested in reaching out to faith-based groups, neighborhood watch, community organizations and other public gatherings that would be good opportunities for public participation on the General Plan.

With your participation, we can shape a General Plan to reflect our shared values and vision, and provide a roadmap that takes Long Beach into the future.

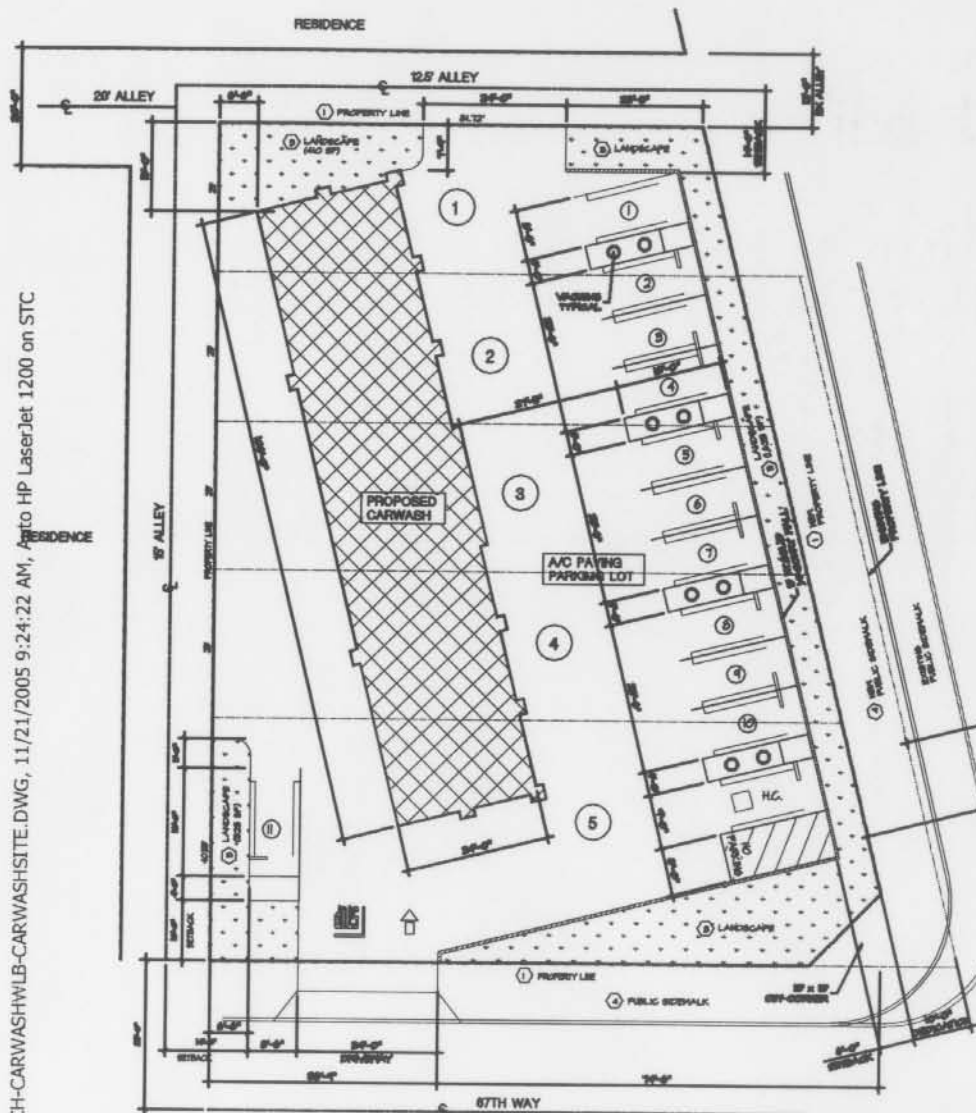
Maps, demographic information, reports, documents, and community cluster input, is available online at: [http://www.longbeach.gov/apps/advance\\_plan/index.html](http://www.longbeach.gov/apps/advance_plan/index.html)



## **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rae Gabelich	(562) 570-6685
Council Member (8 <sup>th</sup> District), Field Office	(562) 570-1326
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Council Member (9 <sup>th</sup> District), Field Office	(562) 570-3319
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Call Before you Dig (Underground Service Alert)	(800) 227-2600
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-4895
Graffiti in City Beaches	(562) 570-1582
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property, Christine Anderson	(310) 342-6161
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867
City Park Issues, Tom Shippey	(562) 570-4899
Street Median Issues, Tom Shippey	(562) 570-4899

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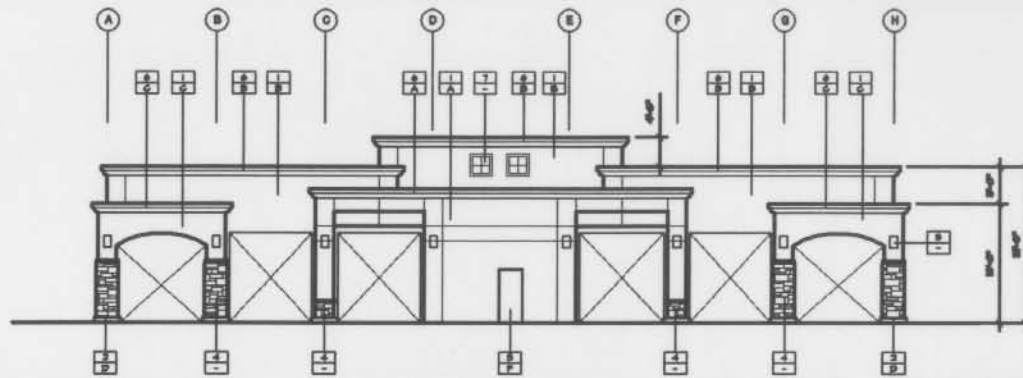
<b>PROJECT DATA</b>	
LOT SIZE ZONE PROPOSED BUILDING AREA  REQUIRED PARCELS PROVIDED PARCELS  PROVIDED LANDSCAPING AREA: 2260 SQ. FT.	5044 SQ. FT. C-2A 2940 SQ. FT.  FIRST FLOOR - 2389 SQ. FT. SECOND FLOOR - 428 SQ. FT.  6 HALL BAY X 2 = 12 SPACES 12 SPACES 8 PARKING SPACES 1 K.G. SPACE  2260 SQ. FT.
<b>SITE PLAN NOTES</b>	
<ol style="list-style-type: none"> <li>① PROPERTY LINE</li> <li>② FUTURE ELECTRICAL METER LOCATION</li> <li>③ LANDSCAPE</li> <li>④ PUBLIC SIDEWALK</li> <li>⑤ ROOF DRAIN - SEE FLOORING DRAWG.</li> </ol>	
<b>BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES</b>	
<ol style="list-style-type: none"> <li>1. BROKEN SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SIDEWALK, DRIVE, AREA DRAIN, NATURAL DRAINAGE COURSE OR POND.</li> <li>2. SEDIMENTS OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND OR WATER.</li> <li>3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE MATERIALS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND NOT BE DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE PAVED INTO THE DRAINAGE SYSTEM.</li> <li>4. EXCESS OR WASTE CONCRETE MAY NOT BE PAVED INTO THE PUBLIC HWY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.</li> <li>5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RUNOFF WATER AND DISPOSAL BY WIND.</li> <li>6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC HWY. ACCIDENTAL DEPOSITIONS MUST BE CLEANED UP IMMEDIATELY AND MAY NOT BE TRACKED DOWN BY RAIN OR OTHER MEANS.</li> <li>7. ANY SLOPES WITH DISTURBED SOILS OR EXPOSED OF VEGETATION MUST BE STABILIZED SO AS TO PREVENT EROSION BY WIND AND WATER.</li> </ol>	
NOTE : ALL WEATHER EROSION CONTROL PLAN (WEECP), UTILIZING SEDIMENT AND EROSION CONTROL BMP, FOR PROJECTS THAT WILL LEAVE DISTURBED SOILS DURING THE RAINY SEASON (OCTOBER 1 to APRIL 30) IS REQUIRED. THE WEECP MUST BE PREPARED FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH SOILS WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. FOR PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE WEECP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WEECP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THIS WEECP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.	

LONG BEACH CARWASH

6789 LONG BEACH BLVD.  
LONG BEACH, CA

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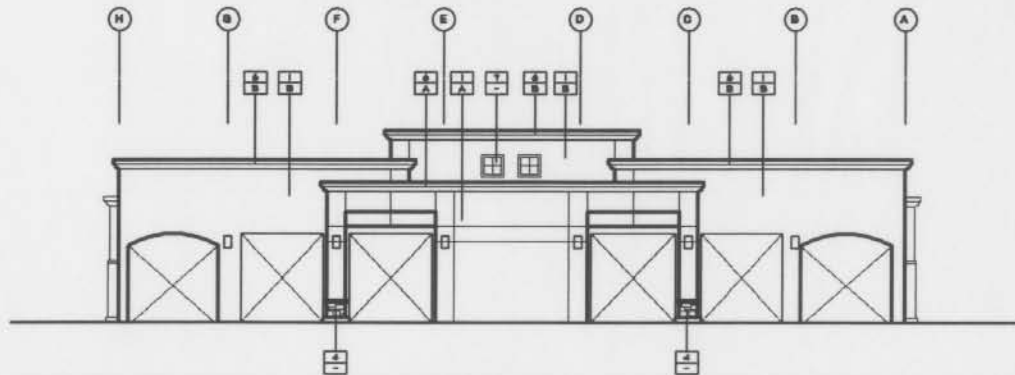
# ATTACH. 1 (Cont.)



EAST ELEVATION

SCALE  
1/8" = 1'-0"

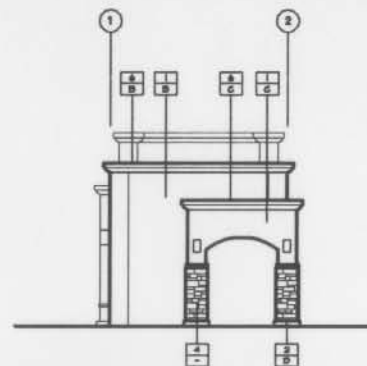
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WEST ELEVATION

SCALE  
1/8" = 1'-0"

2



SOUTH ELEVATION

SCALE  
1/8" = 1'-0"

3

## EXTERIOR MATERIALS

- ☐ EXTERIOR GYPSUM PLASTER "LA HABRA STUCCO"
- ☐ CONCRETE CURB BASE
- ☐ GALVANIZED METAL
- ☐ STONE VENEER - "CULTURED STONE"
- ☐ DECORATIVE LIGHT, SEE ELECTRICAL DRAWINGS
- ☐ SP6 SHAPED HOLDINGS
- ☐ ALUMINUM STOREFRONT AND CLEAR GLASS

## EXT. COLORS AND FINISHES

- ☐ INTERIOR COLOR DASH EDWARD "VINT - DE EGG" MACHINE APPLIED FINISH WITH TRIM PROOF PLASTIMORF COATING. COLOR TO MATCH INTERIOR COLOR. PLASTER COLOR, SEE SPEC.
- ☐ SAME AS B EXCEPT COLOR TO BE DASH EDWARD "MAHUA PSL" - 5540
- ☐ SAME AS B EXCEPT COLOR TO BE DASH EDWARD "CARAMEL APPLE" - 5533B
- ☐ STANDARD GREY WITH SMOOTH FINISH
- ☐ ANODIZE ALUMINUM DARK BRONZE
- ☐ PRIME AND PAINT WITH SEMI - GLOSS ENAMEL. COLOR TO MATCH ADJACENT EXTERIOR SURFACE

J. LEE & ASSOCIATES  
ARCHITECTS  
10000 WILLOW CREEK DRIVE  
SUITE 100  
DALLAS, TEXAS 75243  
(214) 343-1000

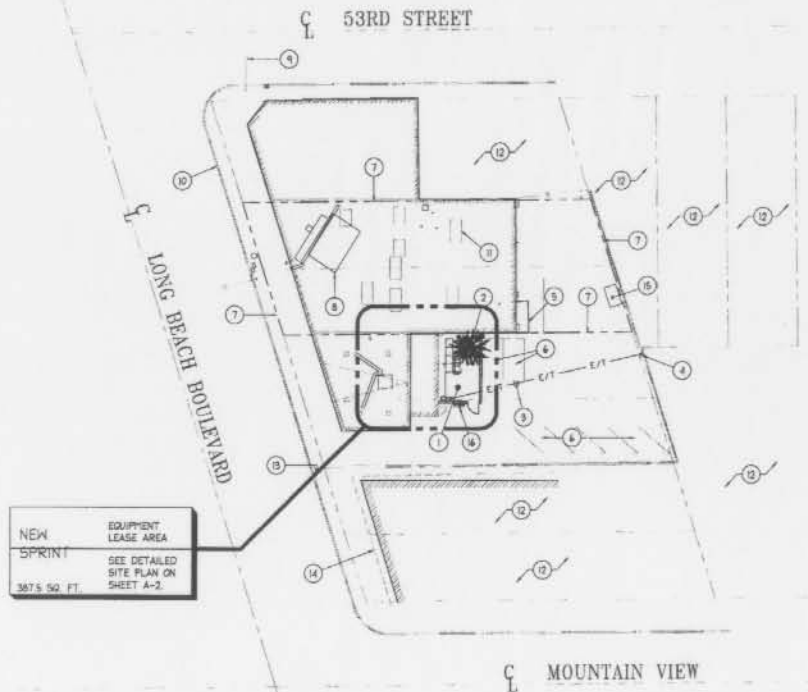
LONG BEACH CARWASH  
6769 LONG BEACH BLVD.  
LONG BEACH, CA

Revisions  
1  
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# NOTES:

- 1 NEW SPRINT 15'-6" x 25'-0" (367.5 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GRADE LEVEL. REFER TO DETAILED SITE PLAN ON SHEET A-2.
- 2 NEW SPRINT 45' HIGH MONOPOL (DATE PALY) AND LOCATION OF NEW PANEL ANTENNAS (A) ANTENNA PER SECTOR, (B) SECTORS, (C) ANTENNAS TOTAL.
- 3 NEW SPRINT UNDERGROUND POWER AND TELCO RUN.
- 4 EXISTING UTILITY POLE WITH TRANSFORMER AND NEW SPRINT POWER AND TELCO P.O.C.
- 5 EXISTING SHED.
- 6 EXISTING PARKING LOT & PARKING SPACES TYPICAL.
- 7 EXISTING PROPERTY LINE.
- 8 EXISTING SIGN.
- 9 EXISTING LIGHT POLE TYPICAL.
- 10 EXISTING CURB/SIDEWALK.
- 11 EXISTING A/C UNITS ON ROOF TYPICAL.
- 12 EXISTING ADJACENT PROPERTY/BUILDING.
- 13 EXISTING WATER METER.
- 14 EXISTING ROOF OVERHANG.
- 15 EXISTING MOBILE TRASH RECEPTACLE.
- 16 NEW VERIZON TELCO H-FRAME.

## ATTACHMENT 2



SITE PLAN

REV.	DATE/BY	REVISION DESCRIPTION
1	10/7/05 JY	SUBMITTAL SET
2	10/13/05 JY	POLE REVISION
3	10/18/05 JON	CLIENT REVISIONS
4	11/18/05 JON	CLIENT REVISIONS

SITE ACQUISITION / PLANNER



SITE BUILDER

ARE DEVELOPMENT



26170 ENTERPRISE #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-1940  
FAX: (949) 297-4786

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:	OPTICAL OPTOMETRY/ CLEAR CHANNEL LA70XC306B
SITE ADDRESS:	5290 LONG BEACH BLVD LONG BEACH, CA 90805

SHEET TITLE:

SITE PLAN

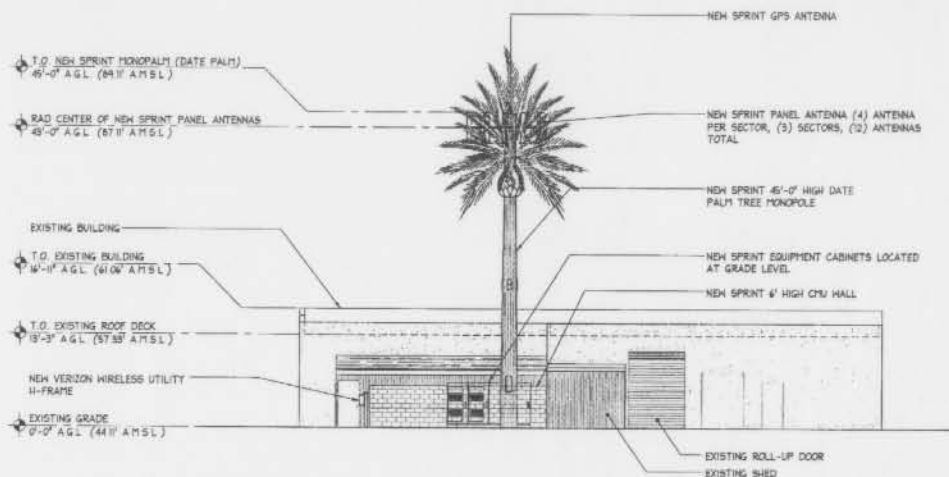
DRAWING INFO:

DWG NAME:	DRAWN BY:	DATE:
AI	JY	10/7/05

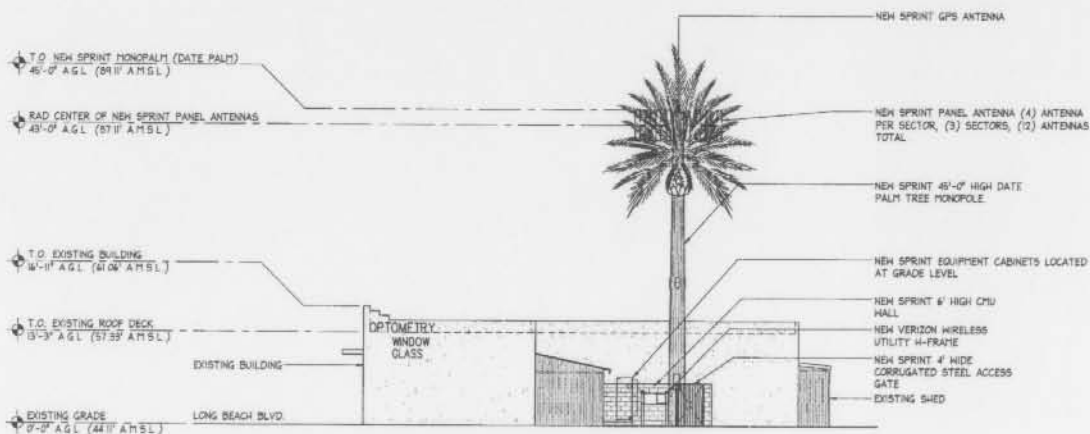
SHEET NUMBER:

3 OF 5 | A-1

# ATTACH. 2 (Cont.)



EAST ELEVATION



SOUTH ELEVATION



REV.	DATE/BY	REVISION DESCRIPTION
1	10/7/05 JY	SUBMITTAL SET
2	10/13/05 JY	POLE REVISION
3	10/18/05 JCH	CLIENT REVISIONS
4	11/10/05 JCH	CLIENT REVISIONS

SITE ACQUISITION / PLANNER



18200 VON KARMAN, SUITE 100  
IRVINE, CA 92612

SITE BUILDER:

AME DEVELOPMENT



26170 ENTERPRISE #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 247-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR.:		
CONST MGR.:		
PROJECT MGR.:		

SITE INFO:

SITE NAME:
OPTICAL OPTOMETRY/ CLEAR CHANNEL LA70XC306B
SITE ADDRESS:
5290 LONG BEACH BLVD LONG BEACH, CA 90805

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

DRAWING INFO:

DWG NAME:	DRAWN BY:	DATE:
A3	JY	10/7/05

SHEET NUMBER:

5 OF 5 A-3



LA 70XC 306B

## ATTACH. 2 (Cont.)

OPTICAL OPTOMETRY/CLEAR CHANNEL  
(LONG BEACH)

5290 Long Beach Blvd.  
Long Beach, CA 90805

LOCATION



LA 765-D3

VIEW 2



EXISTING

PROPOSED - EAST SIDE OF LONG BEACH BLVD. LOOKING NORTHEAST TOWARD SITE.



# ATTACHMENT 3

CONDITIONAL USE PERMIT APPLICATION FOR:  
SHIELD OF FAITH CHRISTIAN CENTER  
2550 Long Beach Blvd., Long Beach, CA. 90805  
Pastor: Dr. Arlin M. Alexander  
(562) 422-7886

APPLICATION PREPARED BY:  
RICK STARR / CHARLES A. HUNTER, JR.  
1052 BINGHAM AVENUE  
SUITE 200, B  
DOW BEACH, CA. 90740  
Phone Number: (562) 235-6185

SUBJECT PROPERTY:  
5350 LG. BEACH BLVD.  
LONG BEACH, CA 90805

PLOT PLAN  
1/8" = 1'-0"



SHIELD OF FAITH CHRISTIAN CENTER  
5350 LONG BEACH BLVD., LONG BEACH, CA. 90805

REVISIONS	BY

Date	
Scale	
Drawn	
Job	
Sheet	1
Of	1

SHIELD OF FAITH CHRISTIAN CENTER  
3330 LONG BEACH BLVD., LONG BEACH, CA. 90805





7105 N. ATLANTIC PL.



BUQ:2 Comp. & Assn. Date: 1/15  
 On Site: CA: 92.6%  
 PG: 11.2% 6.4% F&A: 28.1% 1.6%



Together **with** NEXTEL

310 Commerce Drive  
Irvine, California 92602  
Ph (714) 368-3500  
Fax (714) 368-3501

CA-7746B

Del Atlantic

5115 Atlantic Ave.  
Long Beach ,Ca 90805

## Revisions

11-29 US DOELANNADY 2.03 DEUEN

 12-05 Z.D. REVISIONS

Job No.  
5100V

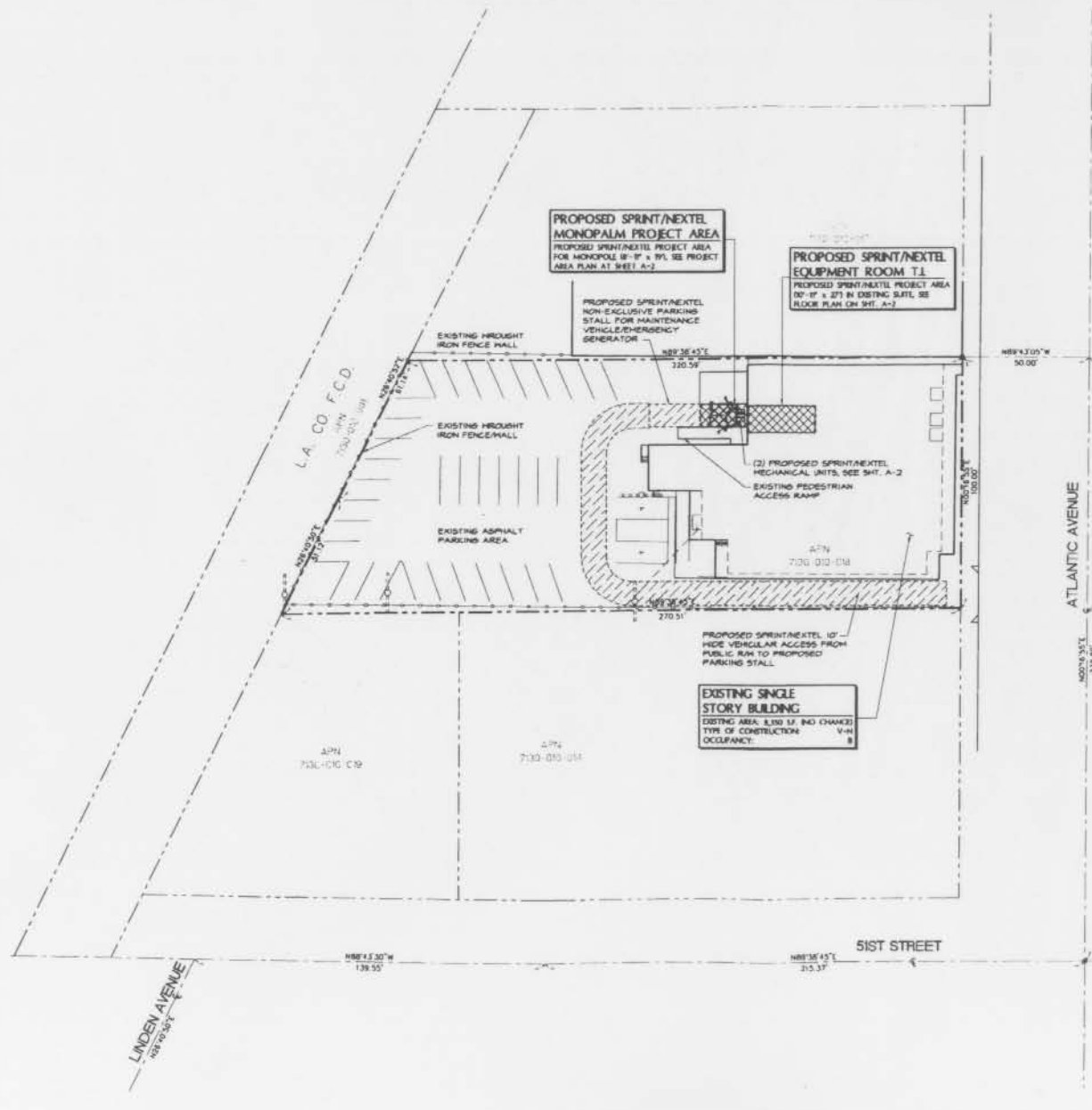
Date	11/31/05
------	----------

Drawn By  
IR/FA

Checked By	WGA
------------	-----

### SITE PLAN

A-1



## SITE PLAN





Proposed View



CA7746 Del Atlantic  
5115 Atlantic Ave.  
Long Beach, CA 90805



Existing View

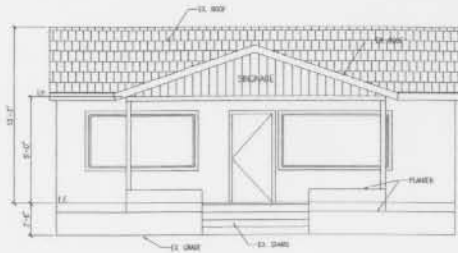
## ATTACHMENT 6



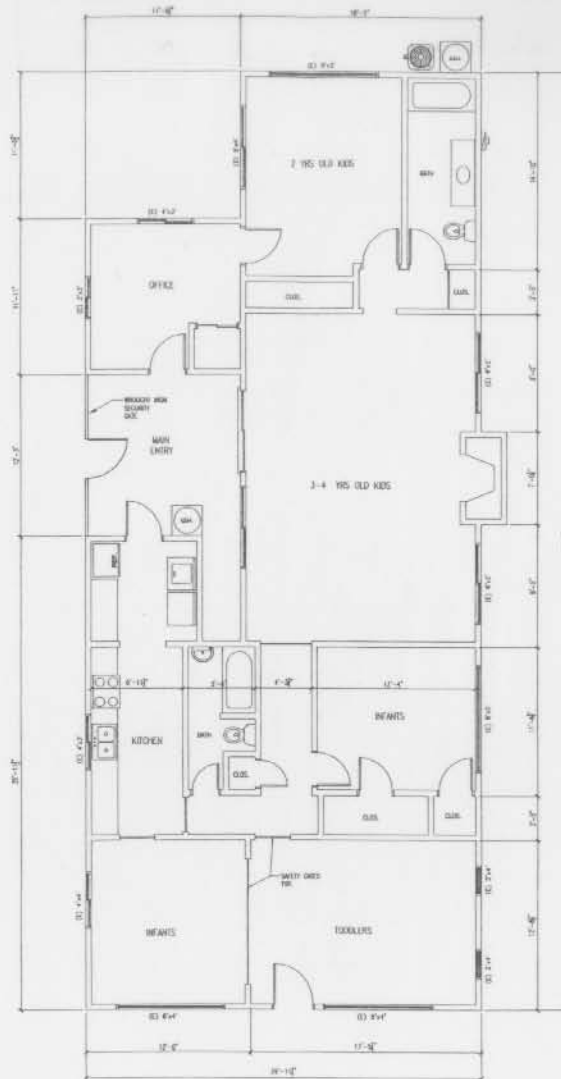
## WEST ELEVATION

SCALE  
1/4" = 1' - 0"

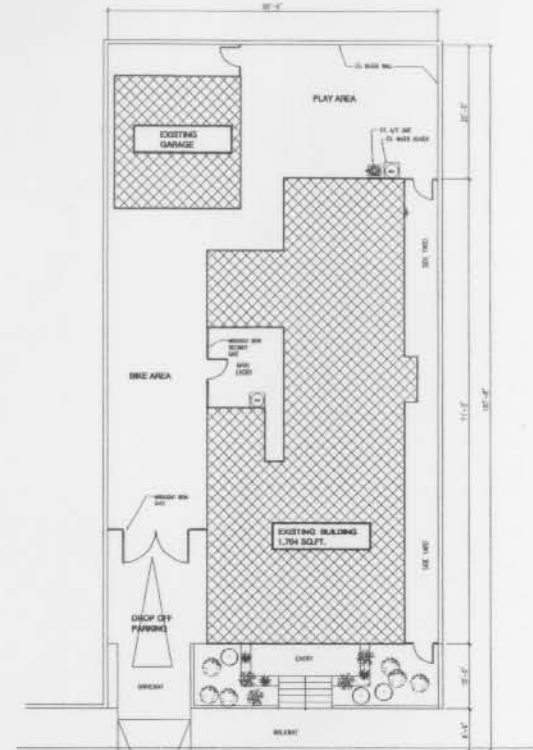
# ATTACHMENT 7



**FRONT ELEVATION**  
1/4" = 1'-0"



**FLOOR PLAN**  
1/8" = 1'-0"



**SITE PLAN**  
1/8" = 1'-0"

REVISIONS

85 DEL AMO  
LONG BEACH, CA 90805

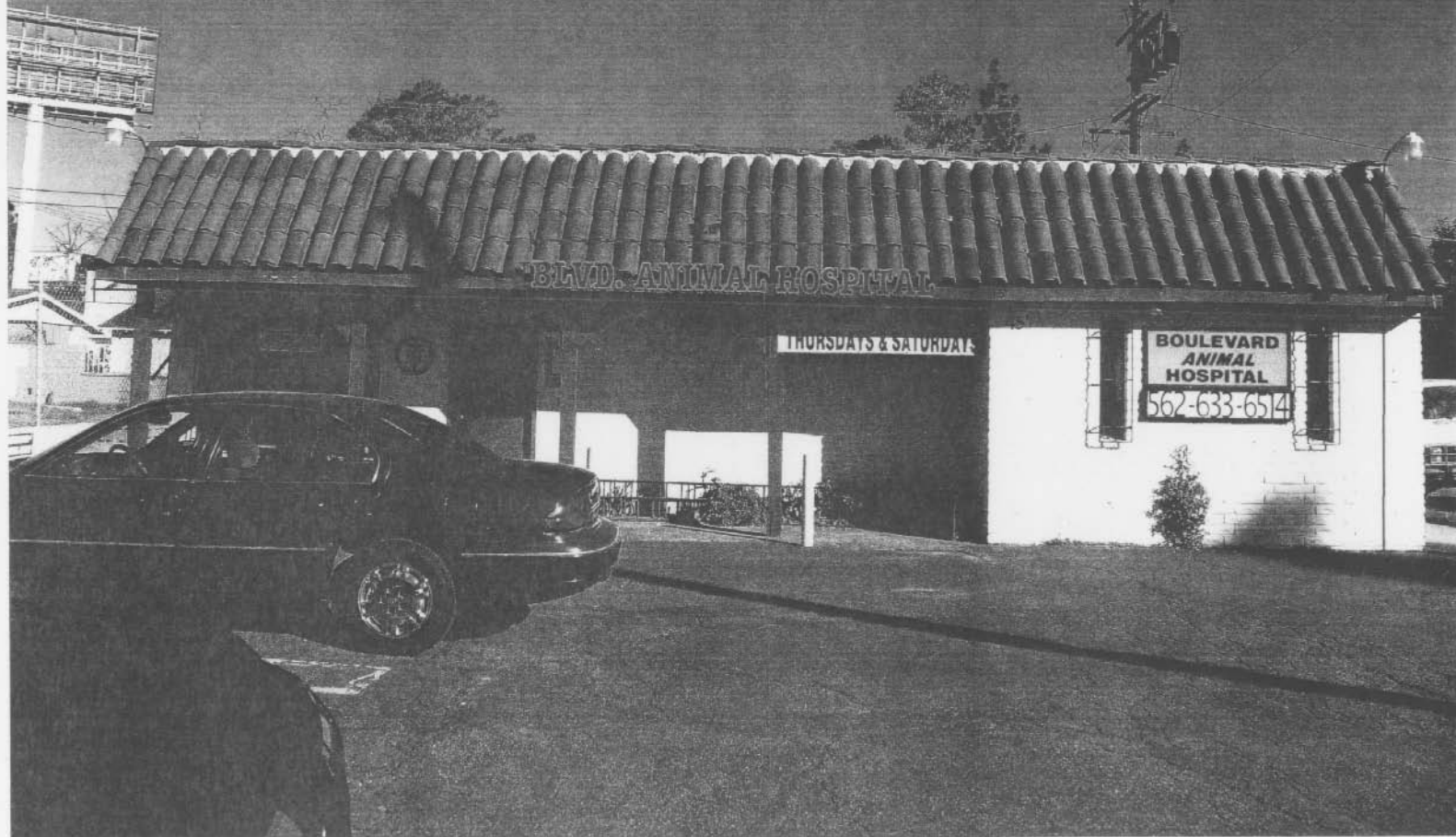
PLANS FOR

SITE PLAN, FLOOR PLAN  
ELEVATION

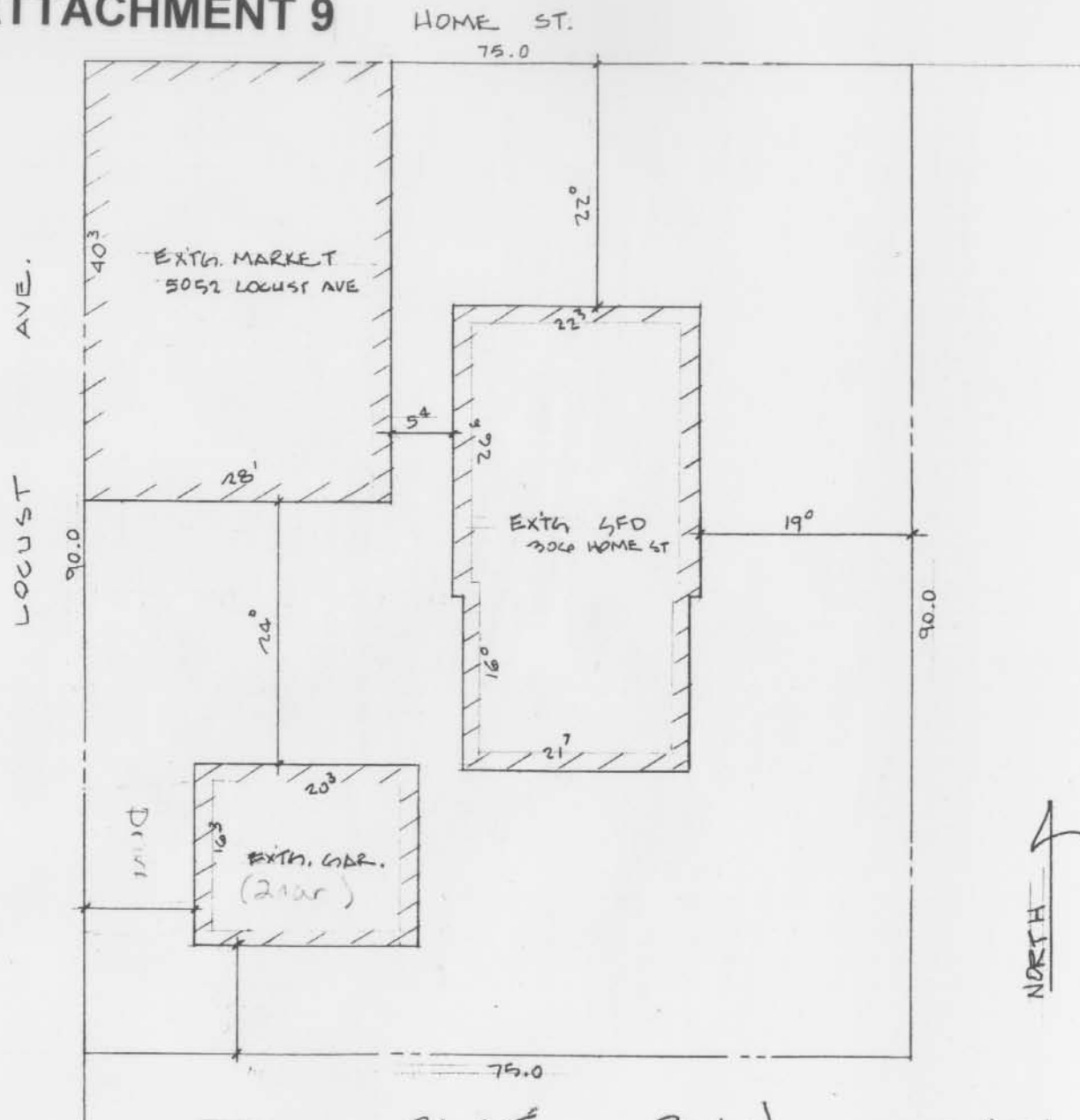
DESIGNER	DATE
DATE	SCALE
SHEET	

A-1

# ATTACHMENT 8

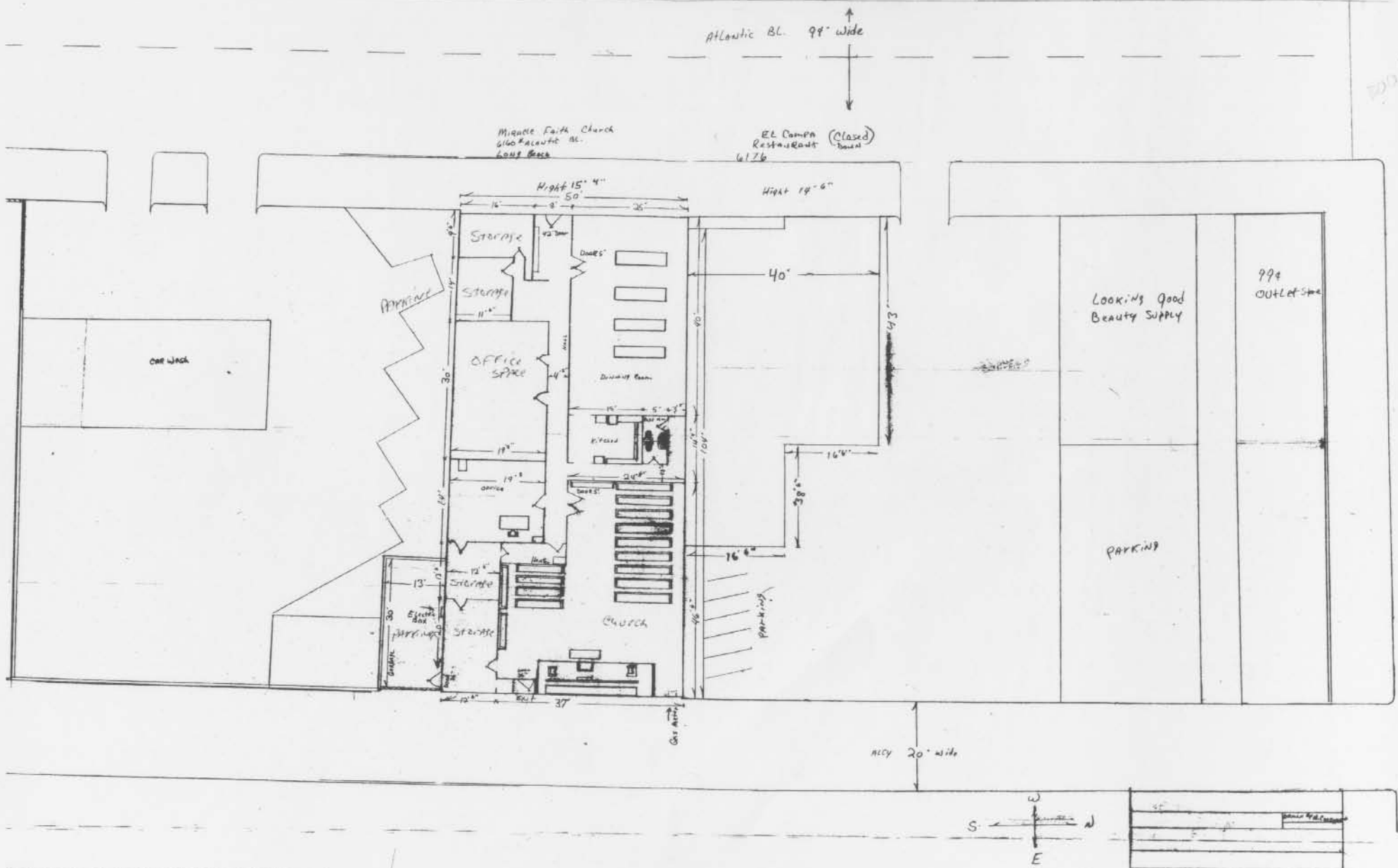


# ATTACHMENT 9



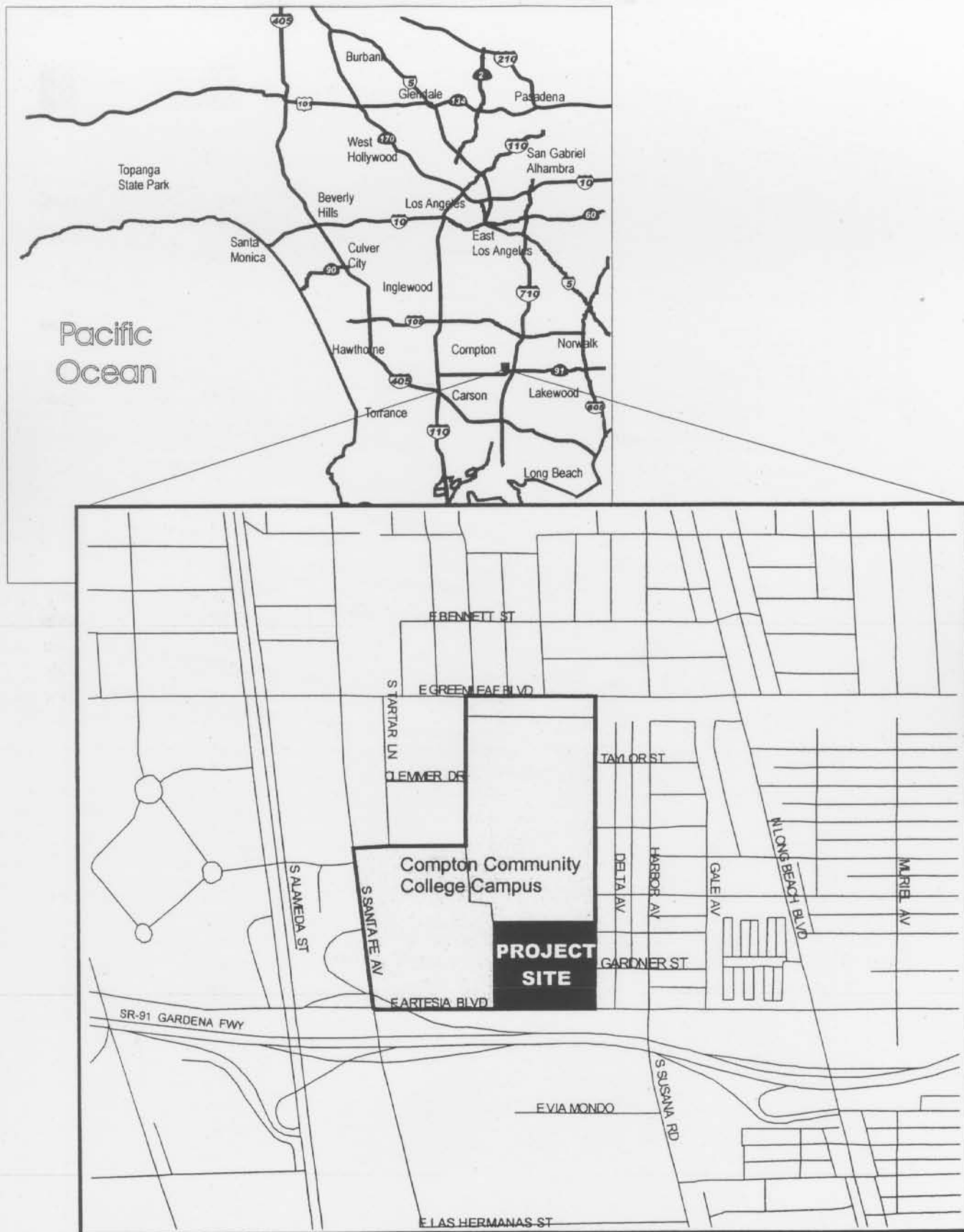
PLOT PLAN SCALE: 1" = 10'

# ATTACHMENT 10





# ATTACHMENT 11



SOURCE: ESRI & TAHA

NORTH

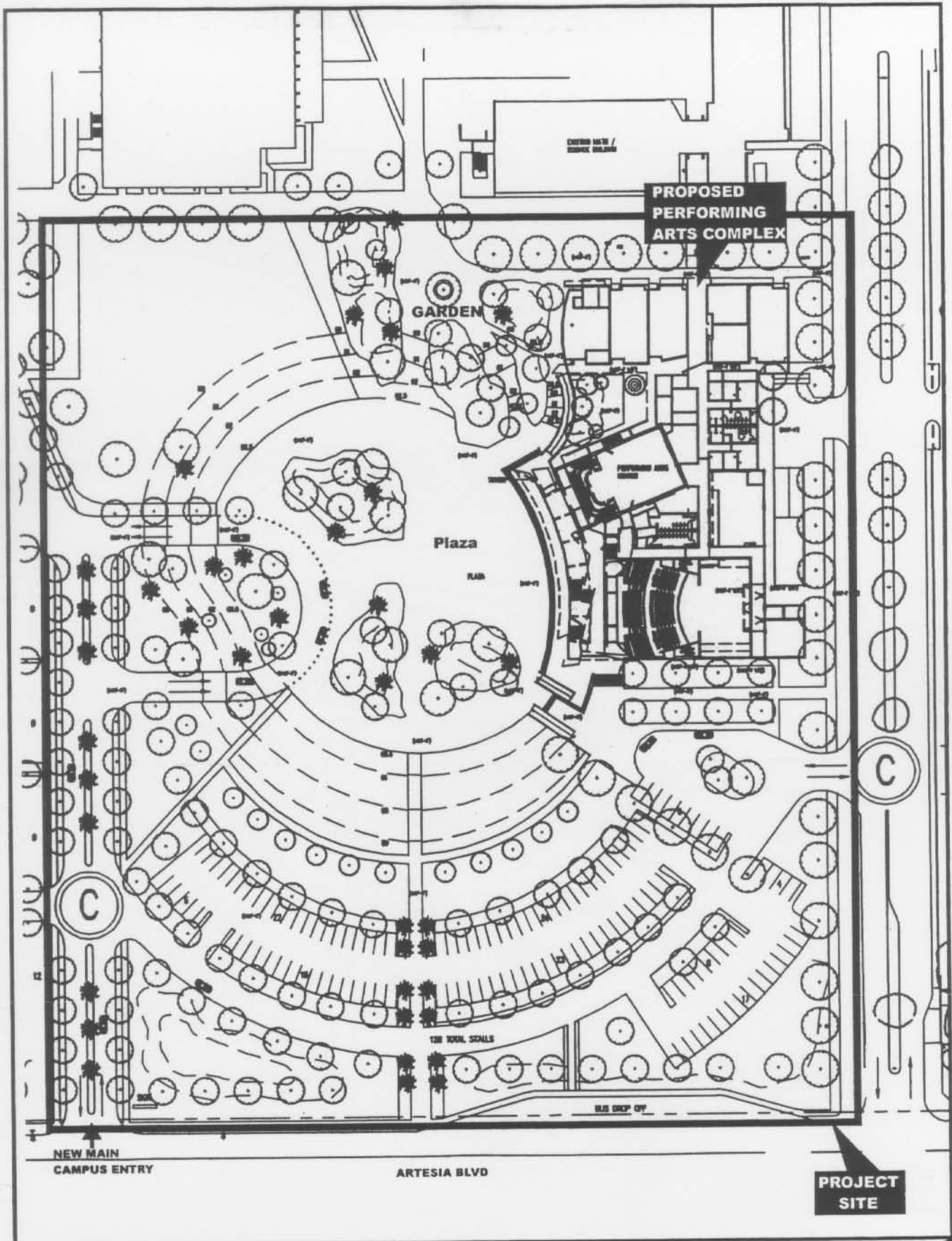


Compton Community College Performing Arts Complex  
Initial Study/Mitigated Negative Declaration  
COMPTON COMMUNITY COLLEGE DISTRICT

FIGURE 2-1

REGIONAL LOCATION

# ATTACH. 11 (Cont.)



SOURCE: Gensler

NORTH

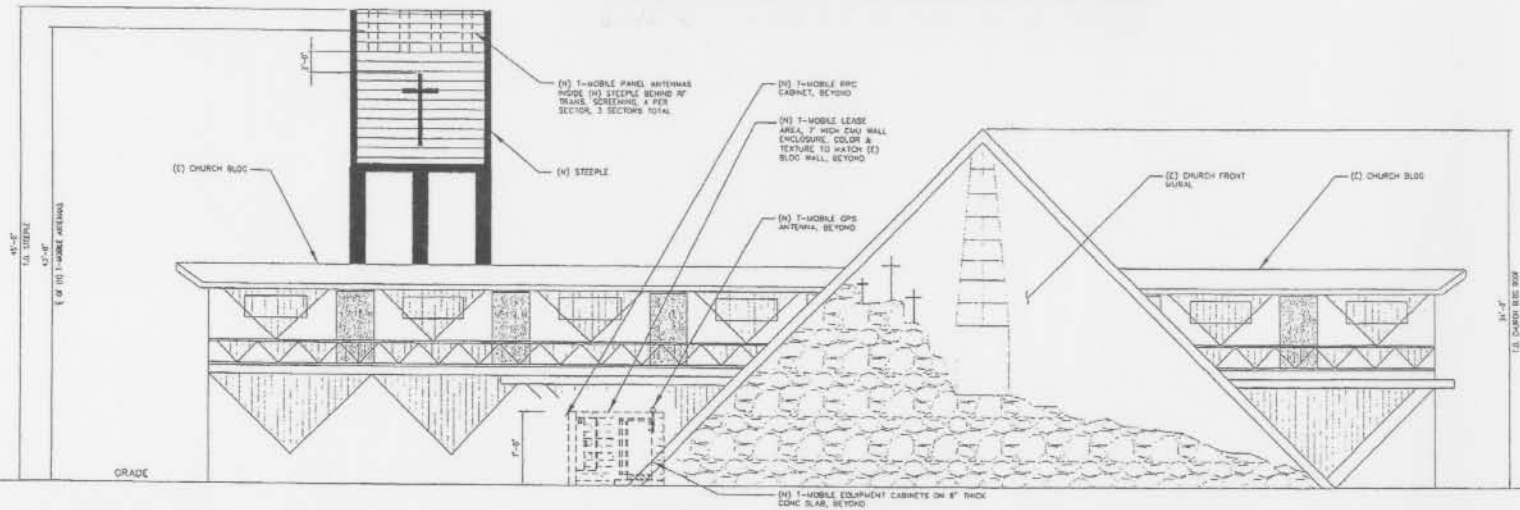


Compton Community College Performing Arts Complex  
Initial Study/Mitigated Negative Declaration  
COMPTON COMMUNITY COLLEGE DISTRICT

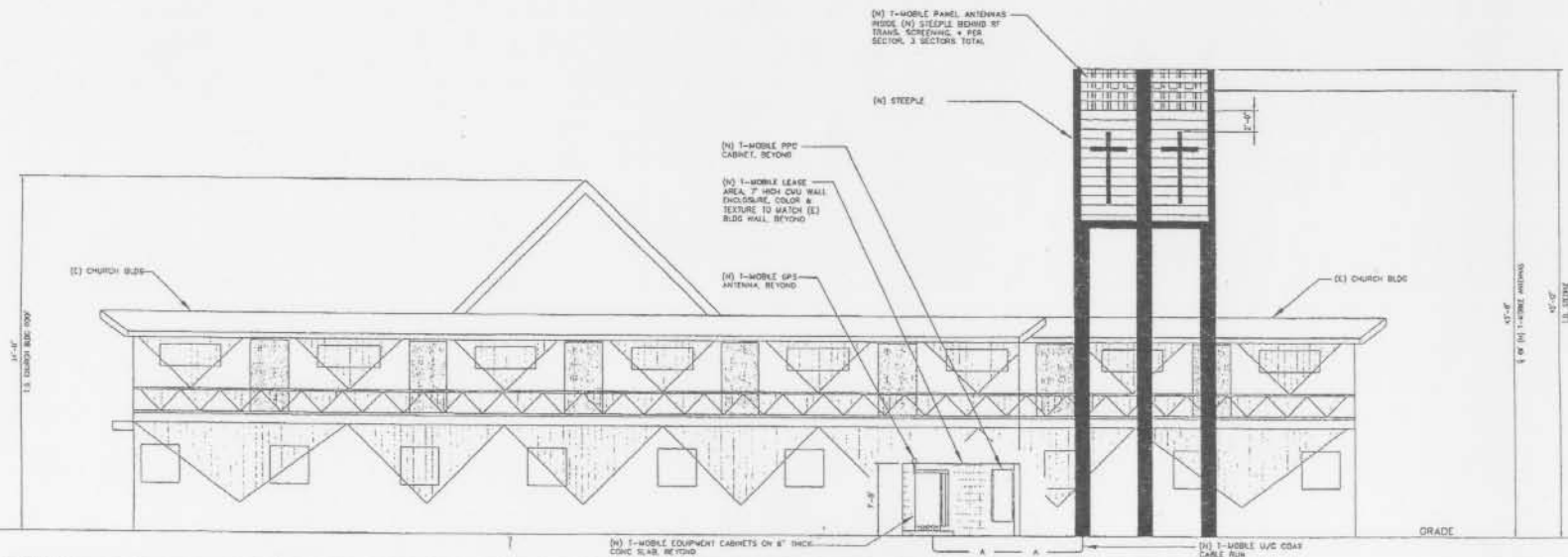
FIGURE 2-7

PROJECT SITE SHOWING  
PROPOSED DEVELOPMENT

## ATTACHMENT 12



NORTH ELEVATION



SOUTH ELEVATION

DATE:		02/22/06	
CIVIL ENGINEER		COO	
DRAWN BY:		SB	
CHECKED BY:		JPC	
REVISIONS			
REV	DATE	DESCRIPTION	BY
A	02/17/06	ISSUED FOR REVIEW AND COMMENT	SB
B	02/22/06	ISSUED FOR SUBMITTAL	JPC

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET  
OF DRAWINGS IS PROPRIETARY BY NATURE.  
ANY USE OR DISCLOSURE OTHER THAN  
THAT WHICH RELATES TO TAKING IS  
STRICTLY PROHIBITED.

CLUE:

**T-Mobile**  
3 IMPERIAL PROMENADE, SUITE 1100  
SANTA ANA, CA 92707

PROJECT MANAGER:

CIVIL ENGINEER

THE UNIVERSITY OF CHICAGO  
 5408 S. UNIVERSITY AVE. CHICAGO, ILL. 60637  
 TEL: 773/936-5000 FAX: 773/936-5001

004: 00-9027

CONSULTANT:



Trillium Telecom  
Services, LLC  
5972 Solon Ave., Huntington Beach, CA 92648

SCALE:

SITE NAME: GLAD TONGS CHURCH

SITE NUMBER: U403579

SITE TYPE: STEEPLE ANTENNA INSTALLATION

LOCATION:  
1900 E. SOUTH STREET  
LONG BEACH, CA 90805  
COUNTY OF LOS ANGELES

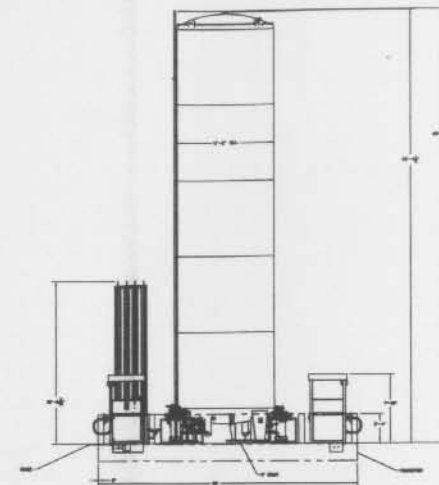
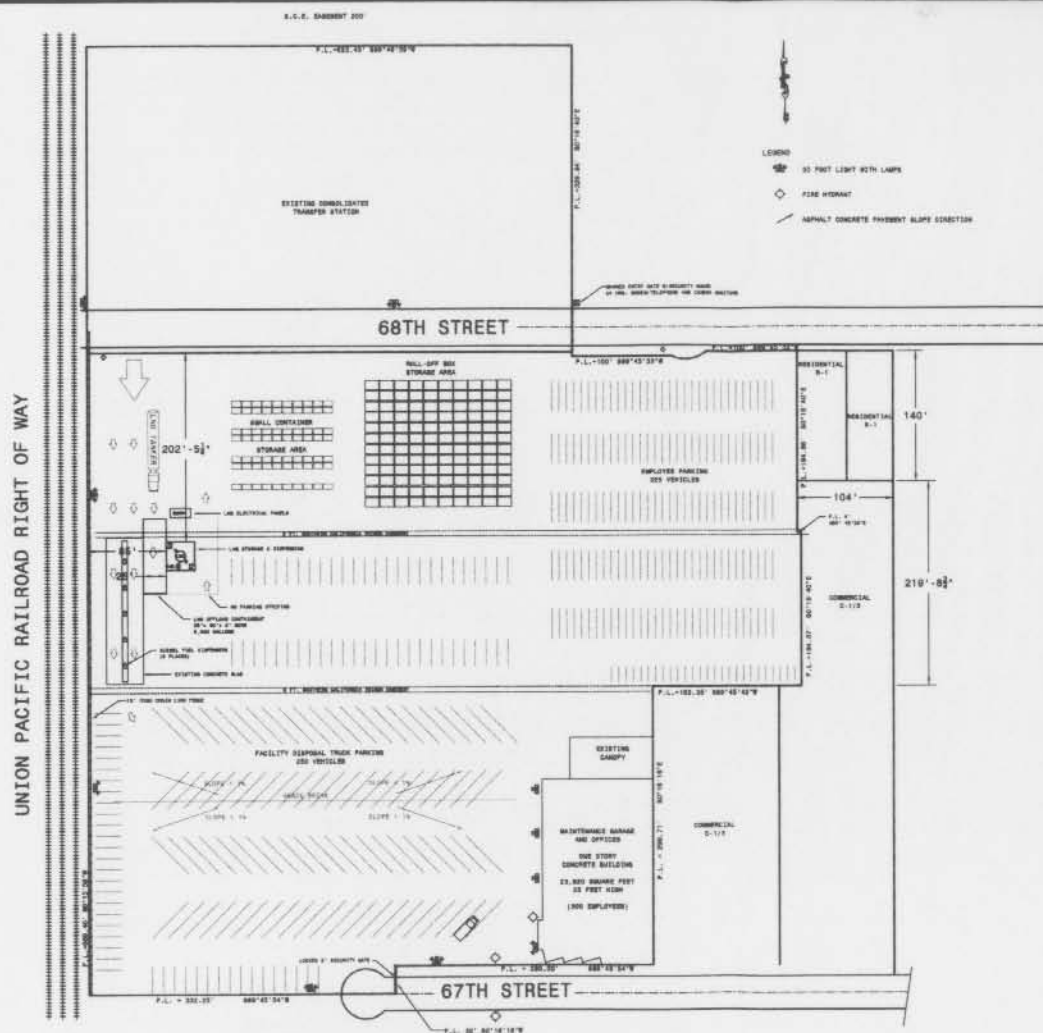
APPL. TYPE
FILE

NORTH & SOUTH  
ELEVATIONS

SHEET NUMBER

A-3

# ATTACHMENT 13



LNG IMPOUND AREA ELEVATION

## Notes:

1. Original CUP (Conditional Use Permit) August 1998  
9805 - 11  
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres  
Building 15,055 S.F.  
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE: 1/8"=1'		DATE: 02-14-05		REVISIONS:		REV. BY:	
DRAWN BY: SFL		DATE: 02-14-05		Rev. A, Add Elevation View		P.L.	
CHECKED BY:		DATE:		Rev. B, Add Parking Details		S.L.	

## Weaver Electric, Inc.

DATE: 02-14-05  
BY: SFL  
REV: 02-14-05

WEAVER ELECTRIC, INC.  
1000 PINE STREET  
SAN FRANCISCO, CA 94109

PROJECT:  
Consolidated Refuse  
LNG-LCNG Fueling Station

SHEET NAME:  
Consolidated Refuse  
Site Plan View

SHEET:  
**S-1**  
SHEET 1 OF 1

**ATTACH. 13 (Cont.)**



1. Original CUP (Conditional Use Permit) August 1998  
9805 - 11  
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres  
Building 15,055 S.F.  
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE:		DATE		REVISIONS		REV. BY.	
1/8"=1'		03-10-08		Rev A, Add Elevation View		E.L.	
		04-21-08		Rev B, Add Parking Details		E.L.	
		05-18-08		Rev C, Horizontal SFL Tamb		E.L.	
DRAWN BY		DATE					
SFL		02-14-05					
CHECKED BY		DATE					

# Weaver Electric, Inc.

Telephone: 0744 817 110  
Fax: 0744 817 101

PROJECT:

Consolidated Refuse  
LNG-LCNG Fueling Station

SHEET NAME:

Consolidated Refuse  
Site Plan View

Sheet:

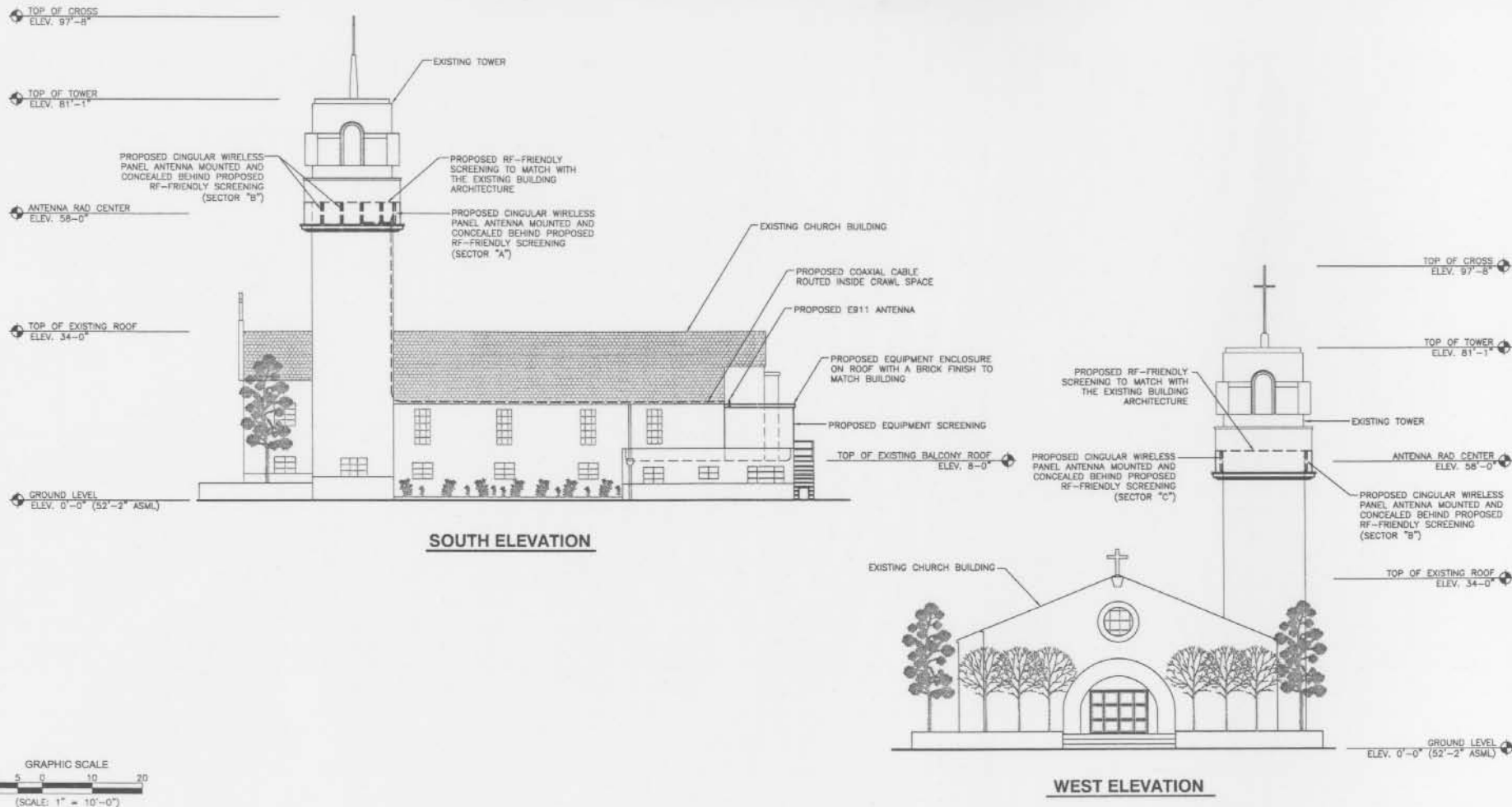
S-1

SHEET 1 OF 1

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN  
DO NOT SCALE CORRECTLY, CHECK  
FOR REDUCTION OR ENLARGEMENT  
FROM ORIGINAL PLANS.

# ATTACHMENT 14



**URS**

1615 MURRAY CANYON ROAD, STE 1000  
SAN DIEGO, CA 92108  
(tel) 619-294-1400  
(fax) 619-293-7920

**ST. ATHANASIOS CHURCH**  
**LSANCA0176B**  
5398 LINDEN AVE  
LONG BEACH, CA 90805

**cingular**  
WIRELESS

12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

2	12/06/05	RF COMMENTS	JWL	ROG	SS
1	11/22/05	REVISED CANDIDATE NAME	JWL	ROG	SS
0	08/15/05	ISSUED FOR ZONING	ROG	TK	SS
A	05/31/05	ISSUED FOR REVIEW	AAA	TK	SS
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: AAA	DRAWN: AAA		

CINGULAR WIRELESS

## ELEVATIONS

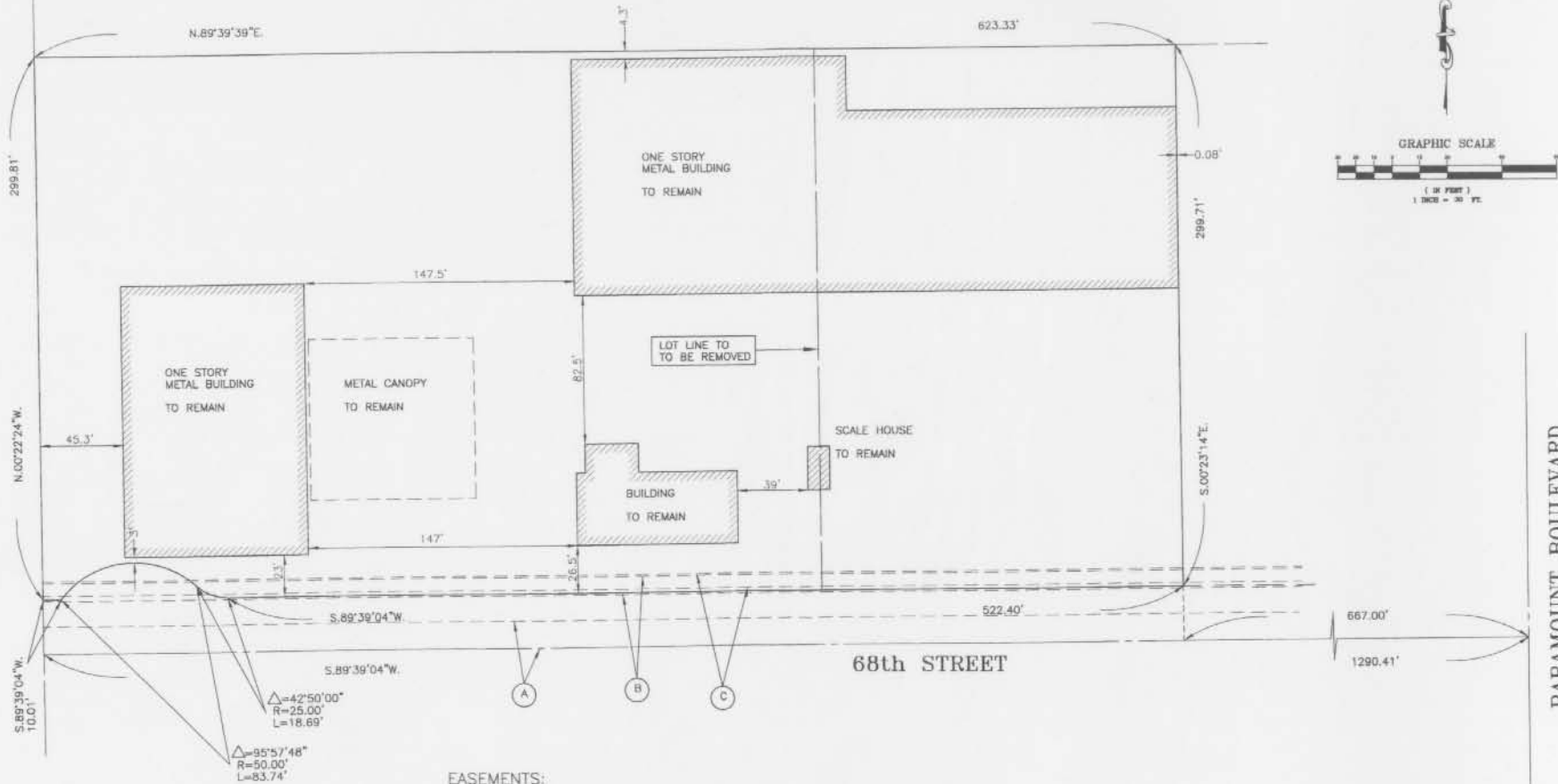
JOB NO.	DRAWING NUMBER	REV
24897-511	A-LSANCA0176B-Z03	2



# ATTACHMENT 15

SOUTHERN CALIFORNIA EDISON R/W

UNION PACIFIC RAILROAD R/W



## EASEMENTS:

- (A) 15' EASEMENT FOR SEWER PURPOSES TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2. RECORDED IN BOOK 33496, PAGE 245 OF OFFICIAL RECORDS.
- (B) 10' EASEMENT FOR POLE LINE PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY. RECORDED IN BOOK 49017, PAGE 362 OF OFFICIAL RECORDS.
- (C) 8' EASEMENT FOR POLE LINES AND CONDUITS PURPOSES TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY. RECORDED IN BOOK 48381, PAGE 74 OF OFFICIAL RECORDS.

PROJECT ENGINEER	DATE	SCALE	DATE	REVISIONS
ANACAL ENGINEERING CO.	2/6/06	1" = 30'		
CIVIL ENGINEERING & LAND SURVEYING				
1900 E. LA PALMA AVE., SUITE 202				
ANAHEIM, CALIFORNIA 92805				
PHONE: (714) 774-1763 FAX: (714) 774-4690				
E-MAIL ADDRESS: anacal@anacalengineering.com				
LOT MERGER NO.	LOT	LOT	LOT	LOT
2495 E. 68th STREET				
NO. 05015				